| 150.0 | 0003 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 927,900 / 927,900 |
| | | | | | USE VALUE: | 927,900 / 927,900 |
| | | | | | ASSESSED: | 927,900 / 927,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 144 | | ROBBINS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SANSEVERO CHRISTINE M |
| Owner 2: | BOONIN SARAH R |
| Owner 3: | |
| Street 1: | 144 ROBBINS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RABIN KATHY S/MARY ANN - |
| Owner 2: | RABIN ERWIN R - |
| Street 1: | 144 ROBBINS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,985 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2010 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6985.000 | 420,400 | 3,900 | 503,600 | 927,900 |
| Total Card | 0.160 | 420,400 | 3,900 | 503,600 | 927,900 |
| Total Parcel | 0.160 | 420,400 | 3,900 | 503,600 | 927,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.64 | /Parcel: 461.6

**Legal Description**

**User Acct** 98986

**GIS Ref**

**GIS Ref**

**Insp Date** 03/09/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 150.0-0003-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 420,300 | 3900 | 6,985. | 503,600 | 927,800 | 927,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 312,700 | 3900 | 6,985. | 472,200 | 788,800 | 788,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 242,100 | 3900 | 6,985. | 390,300 | 636,300 | 636,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 242,100 | 3900 | 6,985. | 358,800 | 604,800 | 604,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 242,100 | 3900 | 6,985. | 327,400 | 573,400 | 573,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 235,200 | 3900 | 6,985. | 321,100 | 560,200 | 560,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 235,200 | 3900 | 6,985. | 298,400 | 537,500 | 537,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 235,200 | 3900 | 6,985. | 283,900 | 523,000 | 523,000 | | 12/13/2012 |

!11734!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:52:22 |

**LAST REV**

| Date | Time |
|---|---|
| 07/23/18 | 10:04:48 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11734

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RABIN KATHY S/ | 1371-73 | | 7/13/2009 | | 554,000 | No | No | | |
| RABIN KATHY S | 1371-72 | | 7/13/2009 | Family | 10 | No | No | | |
| RABIN KATHY S & | 1370-38 | | 6/22/2009 | Family | 10 | No | No | | |
| MALLOY MARION | 1119-194 | | 12/2/1993 | | 200,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98986 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/25/2017 | 472 | Addition | 363,700 | O | | | | 13x23 add(side) ad |
| 7/31/2014 | 928 | Redo Bat | 10,900 | | | | | |
| 8/1/2011 | 776 | Porch | 18,000 | | | | | REBUILD 2 PORCHES |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/24/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/21/2017 | Measured | DGM | D Mann |
| 11/21/2017 | Left Notice | DGM | D Mann |
| 11/21/2017 | Permit Visit | DGM | D Mann |
| 11/7/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/19/1999 | Meas. Denied | 272 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6985 | | Sq. Ft. | Site | | 0 | 80. | 0.90 | 9 | | | | | | | | | 503,641 | | | | | | 503,600 | |

Total AC/HA: 0.16035 | Total SF/SM: 6985 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 503,641 | Spl Credit | Total: 503,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 15 | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.17238808 |
| Const Adj.: | 1.01150000 |
| Adj $ / SQ: | 148.234 |
| Other Features: | 109650 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 471261 |
| Depreciation: | 50896 |
| Depreciated Total: | 420364 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2017 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

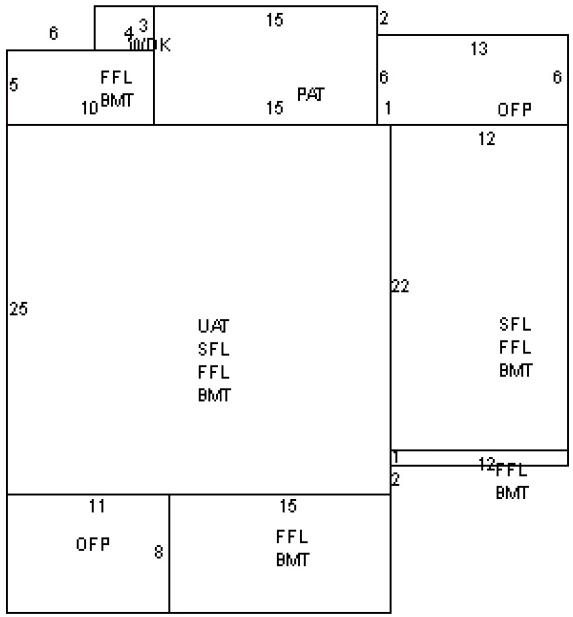
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 148.23 |
| Special Features: | 0 | Val/Su Net: | 117.86 |
| Final Total: | 420400 | Val/Su SzAd | 209.15 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,096 | 44.470 | 48,739 |
| FFL | First Floor | 1,096 | 148.230 | 162,464 |
| SFL | Second Floor | 914 | 148.230 | 135,486 |
| OFP | Open Porch | 166 | 26.740 | 4,439 |
| UAT | Upper Attic | 163 | 59.290 | 9,635 |
| PAT | Patio | 120 | 5.440 | 652 |
| WDK | Deck | 12 | 16.180 | 194 |
| | Net Sketched Area: | 3,567 | Total: | 361,609 |
| Size Ad | 2010 | Gross Are | 4054 | FinArea 2010 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 150.0-0003-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X22 | A | AV | 1930 | 24.47 | T | 40 | 101 | | | 3,900 | | | 3,900 |

| More: | N | Total Yard Items: | 3,900 | Total Special Featues: | | Total: | 3,900 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc